

BOARD OF ALDERMEN

ITEM NO. (4)

AGENDA ITEM ABSTRACT

MEETING DATE: June 12, 2007

TITLE: Report on Strategies for Managing Construction Traffic Associated with New Development in the Downtown

DEPARTMENTS: PLANNING AND PUBLIC WORKS	PUBLIC HEARING: YES ___ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Map of possible construction projects within the downtown	FOR INFORMATION CONTACT: Roy Williford – 918-7325 George Seiz – 918-7427

PURPOSE

This report responds to a request from the Board of Aldermen for the staff to present a strategy to manage traffic associated with the construction of several projects in close proximity to each other proposed within the downtown.

INFORMATION

DOWNTOWN DEVELOPMENT ACTIVITY

Five applications have been submitted for developments in the downtown within close proximity and with the potential of being constructed in or about the same time. These development activities are proposed within two primary areas. One area is the 300 block of East Main Street and the second area is in the vicinity of Roberson and East Carr Street.

Almost without exception, downtown development involves some disruption of traffic circulation. The possible coincidence of several large projects certainly presents a challenge. Past practices associated with both public and private projects include limitations on construction traffic such as scheduling, utility work in the r/w at night. Staff will continue these practices as the currently proposed projects advance through the development review process. As the final schedule of projects becomes clearer, particular emphasis will be placed on coordinating all construction activities so as to yield the least negative impact to the downtown. Further information on the currently proposed projects and the construction management process is provided below.

300 East Main Street Area

Two developments are proposed in this area that include the 300 East Main Street mixed use project proposed by Main Street Partners LLC and 320 East Main Condominiums (AKA Butler Garage Redevelopment or 105 Padgett Lane) proposed by Downtown Urban Ventures LLC each share a property line and are generally located east of the Railroad and south of Main Street.

The **300 East Main Street** development is proposed to be constructed over six separate phases with the first phase (**Phase A**) slated to receive CUP approval this month. Access for Phase A will be limited to

East Main Street accommodating approximately 14 months of construction activity for the new 5 story 43,600 square foot office, retail and restaurant building including the demolition of the existing 2,397 square foot building on a 0.53 acre parcel that currently houses Archer Graphics. Parking for this building will include the former Town lot located just west of the railroad tracks as well as the existing 300 East Main street parking lot. The subsequent phases of the 300 East Main Street mixed use development will be proposed as a separate CUP currently referred to as **Phase B**. Access for Phase B will primarily be from various points along East Main including Boyd Street. Access from Roberson Street will require the extension of Roberson Street as a service road midway through the project and the requirement for this service road will need to be determined as part of the CUP process. Phase B proposes the remaining five phases of construction over approximately a 3 ½ year time frame as follows:

1. Realign Boyd Street; Demolish Performance and Nuzum Buildings; Construct Building C (hotel/commercial) and a parking deck; and move Visart. (14 Month Construction Timeframe);
2. Renovate Old Visart space for a New Cat's Cradle; construct service drive along south property boundary from the parking deck to the southwest corner of the site. (4 Month Construction Timeframe);
3. Demolish Old Cats Cradle space; connect Lloyd/Main Entrance to new service Drive; connect new service drive to Roberson Street if required and realign Libba Cotton Bike Path. (4 Month Construction Timeframe);
4. Construct Building B; complete plaza in front of Cats Cradle and the existing Arts Center Building. (14 Month Construction Timeframe);
5. Arts Center Phase-construct and renovate Arts Center and complete plaza in front of new Arts Center (no timeframe provided-estimate 8 months).

The **320 East Main Condominiums** applied for by Downtown Urban Ventures LLC proposes access off of Brewer lane via the 110 Brewer Lane vehicle accommodation area. The proposed 78 unit 5 story condominium building shares its northern boundary with the previously described 300 East Main Street mixed use development but lacks adequate access to Main Street through this neighboring property. The applicant proposes to seek access through 110 Brewer Lane by applying for a modification to the site plan and CUP issued in September of 1994 for 110 Brewer Lane Mixed Use project (i.e. Chapel Hill--Carrboro Tae Kwon Do & multifamily residential project). The CUP and accompanying CUP modification application have not been fully completed by the applicant and are still under review. The timeline for this single phase project is not presently available but will probably take about 12 to 18 months to construct.

Roberson and East Carr Street Area

Three development are proposed in this area that include (going from east to west along Roberson Street): 400 Roberson Street, 201 Maple Ave (The Old Farmer's Market Office Building or The Alberta mixed use) and Roberson Square at the southeast corner of 201 S. Greensboro St (a one block lot bounded by the 200 Block of South Greensboro Street, 100 Block of Roberson Street, 100 Block of Maple Avenue Extension and the 100 Block of East Carr Street).

An application for **400 Roberson Street** submitted by the Yaggy Corporation on 1/12/07 on the old health center lot located at the southeast corner of Roberson Street and Sweet Bay Place. This CUP project consists of two four-story buildings, one 27,827 square foot commercial building and one 416,660 square foot 25unit residential building. Access to this project is available off of Roberson Street and Sweet Bay via Greensboro or Main Streets. This single phase project will probably take about a year to construct with additional time needed to remove the existing one story old health center building. This project is still under review with no advisory board or public hearing date scheduled.

Carr Mill Investment Limited Partnership submitted an application on 3/15/06 for the **Alberta located at 201 Maple Avenue** that is a four story 47,588 square foot mixed use building housing approximately 6,250 square feet of office, retail, restaurant (coffee bar) and 27 residential units (41,335 square feet). This project is still under review awaiting LUO open space amendments. If approved this CUP will replace an existing CUP issued on 11/29/01 for a three story 18,755 square foot office building referred to as the Old Farmer's Market Office Building. This single phase project will probably take about a year to construct. This project is still under review with no advisory board or public hearing date scheduled. Primary access to this site is available from Roberson Street via South Greensboro and Main Street. The lot also has access to East Carr Street and the upper portion of Sweet Bay Place.

A CUP application for **Roberson Square located at 201 S. Greensboro Street** was submitted by Darcon of NC, Inc. on 11/02/06 for a 93,962 square foot building with a mix of retail, office, and residential space and one level of underground parking. This Conditional Use Permit project is proposed on the site of the now demolished Andrew-Rigsbee Hardware Store. The proposed building is smaller on the south side of the property to respect the provisions of the Downtown Neighborhood Protection overlay district. It does rise to five (5) stories on the northern side of the property. This proposal like other mixed use projects is still under review and is awaiting modifications to the LUO open space requirements and no advisory board or public hearing date has been scheduled. This single phase project will probably take about a year to construct and access to the site is available along all four street frontages with primary access off of Roberson and South Greensboro streets.

CONSTRUCTION TRAFFIC MANAGEMENT

Management of construction traffic associated with five separate projects will depend largely on the sequence or timing of each project. As a first step, each project must obtain a land use permit or in this case a Conditional Use Permit (CUP) from the Town. As part of the CUP or site planning process each applicant will provide the following construction traffic management statements:

- Developer/Owner is required to coordinate and conduct an on-site pre-construction meeting with applicable approving agencies prior to any site disturbances;
- No vehicles, equipment, materials or construction waste shall be placed or stored within the public right-of-way. At no time shall construction related vehicles or equipment be permitted to park within street area. The developer shall designate on-site parking for construction related employee parking.
- Developer/Owner shall maintain a construction entrance to prevent and minimize the off-site transport of mud, stone, and other construction related materials. All materials deposited on public roadways/street surfaces shall be removed immediately.
- Developer/Owner shall furnish and maintain traffic control devices, barriers, and flagmen in accordance with NCDOT Manual on Uniform Traffic Control Devices and Operations for application when working within the public right-of-way.

Secondly, construction plans submitted to the Town and other review agencies for approval must show or explain compliance with these standards or statements approved as part of the conditional use permit. This construction plan review process will also take into account the implementation of traffic management objectives aimed toward minimizing disruptions to neighboring properties and business activities. This would include the coordination of any work in the roadway or adjacent to the roadway (e.g driveways, sidewalk, utility work). The approved construction plans and accompanying traffic management plan will be incorporated into each bid document approved between the owner and the contractor. The preconstruction meeting provides an onsite opportunity for the contractor to meet and communicate the terms of the construction requirements including the construction traffic management plan.

Since it will be extremely difficult to accurately predict the sequence of construction for all five developments, a more reliable approach to comprehensive construction traffic management is to coordinate the second traffic management plan with the first plan, the third with the second and first and so forth (which project will begin construction first is not known at this time). Coordinating construction traffic in this fashion will promote the achievement of traffic management objectives and specifications by the Town, the property owner and the contractor.

FISCAL IMPACT

None noted

RECOMMENDATION

The staff recommends that the Board of Aldermen consider adoption of the attached resolution (*Attachment A*) accepting this report.